

Lahontan Regional Water Quality Control Board

May 6, 2015

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Senior Project Manager
County of Placer
Facility Services Department
11476 C Avenue
Auburn, CA 95603

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No Further Action Required for the Former Ronning Property, 8784 North Lake Boulevard, Kings Beach, Placer County, UST Case #6T0374A

The California Regional Water Quality Control Board, Lahontan Region (Water Board) finds the release of petroleum products at this site poses a low threat to human health, safety, and the environment, and concludes the site meets the criteria of the Water Quality Control Policy for Low-Threat Underground Storage Tank (UST) Case Closure.

This letter confirms the completion of a site investigation and corrective action for the USTs formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former UST's are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your UST site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required. This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the UST Cleanup Fund more than 365 days after the date of this letter or issuance of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or

- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

If you have any questions regarding this matter, please contact Tammy Lundquist at (530) 542-5420 or Tammy.Lundquist@waterboards.ca.gov.



PATTY Z. KOUYOUMDJIAN
EXECUTIVE OFFICER

Enclosure: Low-threat UST Case Closure Policy Checklist

cc w/ enclosure: Placer County Environmental Health, West Bourgault

TML/dk/T: Fmr Ronning Property NFAR Letter
File Under: UST, Placer County, Former Ronning Property, 6T0374A

FORMER RONNING PROPERTY (NLB 8784, LLC) (T0606181132) - [MAP THIS SITE](#)

OPEN - ELIGIBLE FOR CLOSURE

8784 NORTH LAKE BOULEVARD
KINGS BEACH, CA 96143
PLACER COUNTY[ACTIVITIES REPORT](#)
[PUBLIC WEBSITE](#)

CLEANUP OVERSIGHT AGENCIES

LAHONTAN RWQCB (REGION 6T) [LEAD](#) - CASE # 6T0374A
CASEWORKER: [JAMMY LUNDQUIST](#) - SUPERVISOR: TOM GAVIGAN
PLACER COUNTY
CR Site ID #: NOT SPECIFIED[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)THIS PROJECT WAS LAST MODIFIED BY [JAMERLE LUNDQUIST](#) ON 5/4/2015 1:51:07 PM - [HISTORY](#)THIS SITE HAS SUBMITTALS. CLICK [HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CLOSURE POLICY

THIS VERSION IS FINAL AS OF 5/4/2015

CHECKLIST INITIATED ON 12/21/2012

[CLOSURE POLICY HISTORY](#)General Criteria - The site satisfies the policy general criteria - [CLEAR SECTION ANSWERS](#)☒ YES

a. Is the unauthorized release located within the service area of a public water system?

Name of Water System:

NORTH TAHOE PUD - HAIN (TAHOE VISTA)

☒ YES ☐ NOb. The unauthorized release consists only of petroleum [\(info\)](#).☒ YES ☐ NO

c. The unauthorized ("primary") release from the UST system has been stopped.

☒ YES ☐ NOd. Free product has been removed to the maximum extent practicable [\(info\)](#).☒ FP Not Encountered ☐ YES ☐ NOe. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed [\(info\)](#).☒ YES ☐ NOf. Secondary source has been removed to the extent practicable [\(info\)](#).☒ YES ☐ NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.

☐ Not Required ☒ YES ☐ NOh. Does a nuisance exist, as defined by [Water Code section 13050](#).☐ YES ☒ NO1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below. - [CLEAR SECTION ANSWERS](#)☒ YESEXEMPTION - Soil Only Case (Release has [not](#) Affected Groundwater - [Info](#))☐ YES ☒ NO

Does the site meet any of the Groundwater specific criteria scenarios?

☒ YES ☐ NO

1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary.

☒ YES ☐ NO2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - [CLEAR SECTION ANSWERS](#)☒ YES

EXEMPTION - Active Commercial Petroleum Fueling Facility

☐ YES ☒ NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?

☒ YES ☐ NO2a - Scenario 3 [\(example\)](#): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii):☒ YES

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

☒ YES ☐ NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

☐ YES ☐ NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.

☐ YES ☐ NO3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below. - [CLEAR SECTION ANSWERS](#)☒ YES

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination

☐ YES ☒ NO

Additional Information

This case should be kept OPEN in spite of meeting policy criteria.

☐ YES ☒ NO

Has this LTCP Checklist been updated for FY 14/15?

☒ YES ☐ NO[SPELL CHECK](#)